

Chairperson: Supervisor Michael Mayo, Sr.
Clerk: Linda Durham, 278-4225
Research Analyst: Glenn Bultman, 278-5276

COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

Monday, September 18, 2006 – 8:30A.M.

Milwaukee County Courthouse - Room 203-R

M I N U T E S

TAPE No. 21: Side A, #230 to EOT
TAPE No. 22: Side A, #001 to #EOT
TAPE No. 22: Side B, #001 to #211 (experienced technical difficulties)
TAPE No. 23: Side B, #001 to #712

PRESENT: Supervisors *Clark, *White, *Dimitrijevic, Rice, *West, and Mayo (Chair)
EXCUSED: Supervisor Johnson

*Supervisors Clark, White, Dimitrijevic and West were not present at the time of the roll call, but appeared shortly thereafter.

SCHEDULED ITEMS:

HOUSING AND COMMUNITY DEVELOPMENT

****PUBLIC HEARING****

1. 06- From Director, Economic and Community Development, Review of proposals (52) for Milwaukee County's Community Development Block Grant (CDBG) funds for 2007.
(INFORMATIONAL)

Ms. Durham read the public hearing statement, a copy of which is contained in the subject file.

Proposal #1

Sponsor: 30th Street Industrial Corridor
Project: Job Creation and Economic Revitalization
Request: \$36,011

APPEARANCE: Brenna Holly, 30th Street Industrial Corridor Corporation

Proposal #2

Sponsor: America's Black Holocaust Museum
Project: Façade Improvement Project
Request: \$79,075

SCHEDULED ITEMS (CONTINUED):

APPEARANCE: No one appeared.

Proposal #3

Sponsor: Badger Association of the Blind & Visually Impaired
Project: Public Facilities and Improvements (Handicapped Services)
Request: \$25,000

APPEARANCE: Susan Russell, Badger Association of the Blind & Visually Impaired

Proposal #4

Sponsor: Bethesda Community Senior Citizen's Center
Project: Computer Lab for Seniors
Request: \$21,210

APPEARANCE: Worthington Hortman, Bethesda Community Senior Citizen's Center

Proposal #5

Sponsor: Boys & Girls Club of Greater Milwaukee
Project: Daniels-Mardak Boys & Girls Club Capacity Building
Request: \$34,890

APPEARANCE: Linnell Rank, Boys & Girls Club of Greater Milwaukee

Proposal #6

Sponsor: Boys & Girls Club of Greater Milwaukee
Project: LaVarnway Boys & Girls Club Window Replacement
Request: \$35,000

APPEARANCE: Gerald McGregory, Boys & Girls Club of Greater Milwaukee

Proposal #7

Sponsor: COA Youth and Family Centers (Children's Outing Association)
Project: COA Goldin Center Improvement Project
Request: \$34,690

APPEARANCE: Thomas P. Scheider, COA Youth and Family Centers

Proposal #8

Sponsor: Community Business Development Partners (CBDP) Milwaukee County
Project: Technical Assistance/Capacity Building – DBE Firms
Request: \$80,000

APPEARANCE: Freida Webb, Community Business Development Partners

SCHEDULED ITEMS (CONTINUED):

Proposal #9

Sponsor: Community Relations – Social Development Commission
Project: Historic Bldg/Social Service Center Restoration and Weatherization
Request: \$40,000

APPEARANCE: John White Community Relations - SDC

Proposal #10

Sponsor: The Council for the Spanish Speaking
Project: 614 Building Renovation and Repair
Request: \$34,900

APPEARANCE: Maria, The Council for the Spanish Speaking

Proposal #11

Sponsor: Daughters of Luke, Ltd.
Project: Heavy Maintenance Service – Snow Shoveling and Grass Cutting
Request: \$32,334

APPEARANCE: Valley Hollins, Daughters of Luke, Ltd.

Proposal #12

Sponsor: Daystar, Inc.
Project: Evening/Late night staffing
Request: \$25,000

APPEARANCE: Mary Fran Willcoxon, Daystar, Inc.

Proposal #13

Sponsor: Eisenhower Center, Inc.
Project: Client Cafeteria Flooring Replacement
Request: \$30,000

APPEARANCE: Roselyn M. Smolej-Hill, Eisenhower Center, Inc.

Proposal #14

Sponsor: Gilda's Club Southeastern Wisconsin
Project: Building Acquisition for Gilda's Club Southeastern Wisconsin
Request: \$40,000

APPEARANCE: Sue Dropp, Gilda's Club Southeastern Wisconsin

SCHEDULED ITEMS (CONTINUED):

Proposal #15

Sponsor: Good Hope Economic Development Corporation
Project: 05H Public Service, Employment Training
Request: \$40,000

APPEARANCE: Johnnie Morris, Good Hope Economic Development Corporation

Proposal #16

Sponsor: Harambee Ombudsman Project, Inc. (HOPI)
Project: HOPI New Home Construction Training Program
Request: \$40,000

APPEARANCE: Sherman Hill, Harambee Ombudsman Project, Inc.

Proposal #17

Sponsor: Harambee Ombudsman Project, Inc. (HOPI)
Project: HOPI New Home Construction Training Program
Request: \$40,000

APPEARANCE: Sherman Hill, Harambee Ombudsman Project, Inc.

Proposal #18

Sponsor: Harambee Ombudsman Project, Inc. (HOPI)
Project: Community Prosecution Unit
Request: \$40,000

APPEARANCE: Sherman Hill, Harambee Ombudsman Project, Inc.

Proposal #19

Sponsor: Hmong American Friendship Association, Inc.
Project: Direct Home Ownership Assistance
Request: \$62,572

APPEARANCE: Lo Neng Kiatoukaysy, Hmong American Friendship Association, Inc.

Proposal #20

Sponsor: Hmong American Friendship Association, Inc.
Project: Clearance and Demolition
Request: \$67,006

APPEARANCE: Lo Neng Kiatoukaysy, Hmong American Friendship Association, Inc.

SCHEDULED ITEMS (CONTINUED):

Proposal #21

Sponsor: HR Housing, Inc.
Project: Clearance, Demolition and Removal of Site Structures
Request: \$25,000

APPEARANCE: Billy Young, HR Housing, Inc.

Proposal #22

Sponsor: Humanist Ministries
Project: Ambassadors for Peace
Request: \$50,000

APPEARANCE: Wendell J. Harris, Humanist Ministries

Proposal #23

Sponsor: Hunger Task Force, Inc.
Project: House of Correction (HOC) Work Farm
Request: \$40,000

APPEARANCE: Charles Vestell, Hunger Task Force, Inc.

Proposal #24

Sponsor: The Institute for Collaborative Health Intervention
Project: Senior Shuttle
Request: \$27,936

APPEARANCE: Robert Frediani, The Institute for Collaborative Health Intervention
Esther Hussey, Senior Citizen

Proposal #25

Sponsor: Journey House, Inc.
Project: Workforce Development & Employability Enhancement Program
Request: \$30,000

APPEARANCE: Dr. Michele Bria, Journey House, Inc.

Proposal #26

Sponsor: Latino Community Center
Project: New Windows
Request: \$40,000

APPEARANCE: Ramon Candelaria, Latino Community Center

SCHEDULED ITEMS (CONTINUED):

Proposal #27

Sponsor: Layton Boulevard West Neighbors, Inc.
Project: Neighborhood Commercial District Revitalization
Request: \$35,000

APPEARANCE: Charlotte John-Gomez, Layton Boulevard West Neighbors, Inc.

Proposal #28

Sponsor: Milwaukee Christian Center
Project: Kids Place II at Kosciuszko Community Center
Request: \$25,000

APPEARANCE: Emilio Lopez, Milwaukee Christian Center

Proposal #29

Sponsor: Milwaukee County Behavioral Health Division
Project: Blueprint for Developing Housing Resources to Meet the Housing
Needs of Persons with Mental Illness and/or Substance Abuse Problems
Request: \$39,000

APPEARANCE: Jim Hill, Milwaukee County Behavioral Health Division

Proposal #30

Sponsor: Milwaukee County Economic and Community Development Division
Project: Residential Architectural Barrier Removal Program
Request: \$50,000

APPEARANCE: Gary Bottoni, Milw. Co. Economic & Comm. Dev. Division
Don Natzke, Office for Persons with Disabilities

Proposal #31

Sponsor: Milwaukee County Economic and Community Development Division
Project: Emergency Home Repair Loan Program
Request: \$100,000

APPEARANCE: Gary Bottoni, Milw. Co. Economic & Comm. Dev. Division
Don Natzke, Office for Persons with Disabilities

Proposal #32

Sponsor: Milwaukee County Historical Society
Project: Trimborn Farm Senior Citizen Program
Request: \$25,000

APPEARANCE: Dr. Robert T. Teske, Milwaukee County Historical Society

SCHEDULED ITEMS (CONTINUED):

Proposal #33

Sponsor: Milwaukee County Parks Department
Project: Wahl Park Play Environment – Safety Surfacing
Request: \$55,500

APPEARANCE: Shawn Schmidt, Milwaukee County Parks Department

Proposal #34

Sponsor: Milwaukee County Parks Department
Project: Washington Park Community Building Improvements
Request: \$80,000

APPEARANCE: Shawn Schmidt, Milwaukee County Parks Department

Proposal #35

Sponsor: Milwaukee County Parks Department
Project: Kosciuszko Park Community Center Gym Floor Replacement
Request: \$123,600

APPEARANCE: Shawn Schmidt, Milwaukee County Parks Department

Proposal #36

Sponsor: Milwaukee County UW-Extension
Project: Accessibility Improvements
Request: \$40,000

APPEARANCE: Carolyn Johnson, Milwaukee County UW-Extension

Proposal #37

Sponsor: Milwaukee Health Services, Inc.
Project: Parking Lot Construction
Request: \$38,928

APPEARANCE: Kenneth Baldwin, Milwaukee Health Services, Inc.

Proposal #38

Sponsor: Milwaukee LGBT Community Center
Project: Anti-Violence Project
Request: \$25,000

APPEARANCE: Patrick Flaherty, Milwaukee LGBT Community Center

SCHEDULED ITEMS (CONTINUED):

Proposal #39

Sponsor: Milwaukee Urban League
Project: Milwaukee Urban League Façade Improvement Project
Request: \$40,000

APPEARANCE: Courtney Barlow, Milwaukee Urban League

Proposal #40

Sponsor: Milwaukee Urban League
Project: Minority Contractors Involvement Project
Request: \$30,000

APPEARANCE: Ralph Hollmon, Milwaukee Urban League

Proposal #41

Sponsor: Neighborhood Children's Sports League
Project: Developmental Programming for Youth Sports
Request: \$25,000

APPEARANCE: Earl Ingram, Neighborhood Children's Sports League

Proposal #42

Sponsor: Neighborhood House of Milwaukee, Inc.
Project: Physical Plant Upgrade
Request: \$39,250

APPEARANCE: Julio Rivera, Neighborhood House of Milwaukee, Inc.

Proposal #43

Sponsor: Northcott Neighborhood House
Project: Northcott Neighborhood House Facility Upgrade
Request: \$40,000

APPEARANCE: McArthur Weddle, Northcott Neighborhood House

Proposal #44

Sponsor: Riverworks Development Corporation
Project: Riverworks Commerce Center
Request: \$40,000

APPEARANCE: Darryl Johnson, Riverworks Development Corporation

SCHEDULED ITEMS (CONTINUED):

Proposal #45

Sponsor: Community Prosecution Unit - South
Project: Southside Organizing Committee
Request: \$40,000

APPEARANCE: Paulina Jasso, Community Prosecution Unit - South

Proposal #46

Sponsor: St. Catherine Residence, Inc.
Project: Capital Needs
Request: \$40,000

APPEARANCE: Lynne J. Oehlke, St. Catherine Residence, Inc.

Proposal #47

Sponsor: St. Francis Public Library Foundation
Project: Children's Library Center and Technology Center for St. Francis Public Library
Request: \$20,000

APPEARANCE: Mary Hoppe, St. Francis Public Library Foundation

Proposal #48

Sponsor: United Christian Church
Project: United Christian Church Rehabilitation Project
Request: \$40,000

APPEARANCE: Spencer Wynn, United Christian Church

Proposal #49

Sponsor: United Community Center
Project: Latino Geriatric Center
Request: \$40,000

APPEARANCE: Rene Farias, United Community Center

Proposal #50

Sponsor: Victor Barnett Running Rebels Community Organization
Project: Running Rebels Capital Project
Request: \$40,000

APPEARANCE: Victor Barnett, Victor Barnett Running Rebels Community Org.

SCHEDULED ITEMS (CONTINUED):

Proposal #51

Sponsor: Wisconsin Community Services, Inc.
Project: WCS Learn and Earn
Request: \$40,000

APPEARANCE: Jan Brylow, House of Corrections

Proposal #52

Sponsor: Wisconsin Women's Business Initiative Corporation
Project: Microenterprise Development Continuum: Direct Economic Dev.
Assistance to Microenterprise Businesses
Request: \$40,000

APPEARANCE: Wendy Baumann, Wisconsin Women's Initiative Corporation

Mr. Bultmann stated that the Department should provide to him and the Committee, a list of the total funds available and which projects are in the Public Service, Economic Development, Capital or Planning categories. The department should also provide a list of previously funded projects by these organizations.

ECONOMIC DEVELOPMENT

2. 06-13 From Economic and Community Development, submitting the following monthly updates:
- A. Economic Development Reserve Fund Balance and Approved Projects
 - B. Brownfield Redevelopment Capital Account Fund Balance and Approved Projects.
- (INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**
(Tape #22-#554)

APPEARANCES:

Bob Dennik, Director, Economic and Community Development
Gary Bottoni, Housing and Development Program Coordinator

The Committee took no action on this informational report.

REAL ESTATE

3. 06-13 From Manager, Real Estate Services, reporting on the status of 2006 excess property sales. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)** (Tape #22-#560)

SCHEDULED ITEMS (CONTINUED):

APPEARANCE:

Craig Dillmann, Manager, Real Estate Services

Mr. Dillmann reviewed the subject report.

The Committee took no action on this informational report.

4. 06-14 From Director, Economic and Community Development, Offer to purchase for
(a)(g) County-owned vacant land located to the north of 3216 West College Avenue,
Greenfield, Wisconsin. (Tape #22A-#572)

APPEARANCE:

Craig Dillmann, Real Estate Manager

Mr. Dillmann reviewed the subject report.

MOTION BY: (WHITE) Accept the Offer to Purchase from Sheri Stevens in the amount of \$500 for the County-owned vacant land located to the north of 3216 West College Avenue in the City of Greenfield, as recommended by the Economic and Community Development Division. (Vote 5-0)

AYES: Clark, White, Dimitrijevic, Rice and Mayo (Chair) - 5

NOES: 0

EXCUSED: Johnson and West

The Committee may adjourn into closed session under the provisions of Wisconsin Statutes, Section 19.85(1)(e), for the purpose of the Committee deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. At the conclusion of the closed session, the Committee may reconvene in open session to take whatever action(s) it may deem necessary on the following matters.

5. 06-14 From Director, Economic and Community Development, recommending approval of a
(a)(h) revised development plan for the 2.13-acre Block 26 (aka Block 1E) in the Park East Corridor, located between North Jefferson, North Milwaukee and East Lyon Streets and East Ogden Avenue in the City of Milwaukee, east of the Milwaukee River.
(Tape #22A-#591)

APPEARANCES:

Robert Dennik, Director, Economic and Community Development

Craig Dillmann, Manager, Real Estate Services

John Schapekahm, Principal Assistant Corporation Counsel

Rich Curto, RSC and Associates, Morgan Group, Inc. w/Legat & Barrientos Architects

SCHEDULED ITEMS (CONTINUED):

Mr. Dillmann reviewed the subject report.

MOTION BY: (RICE) Approve the revised development plan from RSC, as recommended by Economic and Community Development staff.

Supervisor Dimitrijevic offered an amendment authored by herself, Supervisors White, Johnson and Weishan and explained its intent.

The amendment is to add the following: BE IT FURTHER RESOLVED, that the development agreement for Block one and all other former Park East Freeway lands, shall be approved by the County Board prior to being signed by County officials. The Committee on Economic and Community Development shall review the development agreements being proposed in order to ensure that they carry out the intent of the County Board policy as provided in adoption of the Park East Redevelopment Compact (PERC) (File No. 04-492).

MOTION BY: (DIMITRIJEVIC) Approve the amendment.

Questions and comments ensued relative to the intent of the amendment.

Discussion ensued at length regarding additional layers of review from the Committee, the timing of the review(s) and the possibility of forcing the developers into default. RSC and Associates expressed concern as to the logistic issues of moving forward.

Committee members requested input from Corporation Counsel.

Mr. Schapekahm addressed concerns raised by Committee members regarding the amendment.

RSC and Associates expressed concerns about being contractually bound to the October 13, 2006 option extension date.

Considerable discussion ensued relative to extending the October 13, 2006 option extension date to a later date.

Supervisor Rice offered the following friendly amendment: BE IT FURTHER RESOLVED, that the development agreement for Block one and all other former Park East Freeway lands, shall be ~~approved by the County Board~~ reviewed by the Economic and Community Development Committee prior to being signed by County officials. The Committee on Economic and Community Development shall review the development agreements being proposed in order to ensure that they carry out the intent of the County Board policy as provided in adoption of the Park East Redevelopment Compact (PERC) (File No. 04-492).

SCHEDULED ITEMS (CONTINUED):

Supervisor Dimitrijevic did not accept the friendly amendment and indicated that she would rather have Supervisor Rice's amendment taken up separately.

Vote on the amendment offered by Supervisor Dimitrijevic: 4-2

AYES: Clark, White, Dimitrijevic and West – 4

NOES: Rice and Mayo (Chair) – 2

EXCUSED: Johnson

Vote on the amendment offered by Supervisor Rice: 2-4

AYES: Rice and Mayo (Chair) - 2

NOES: Clark, White, Dimitrijevic and West – 4

EXCUSED: Johnson

Motion failed.

RSC and Associates provided a brief presentation.

Supervisor Dimitrijevic offered the following verbal amendment: If the development agreement is not approved by the option expiration dated October 13, 2006 on Block 1E by RSC and Associates, the option will be extended to December 31, 2006 without an additional fee.

Questions and comments ensued relative to the intent of the verbal amendment and where it should be inserted in the resolution.

Mr. Bultmann advised the Committee that the verbal amendment language, if approved, would be inserted after the last BE IT RESOLVED clause of the resolution.

Vote on the verbal amendment: 5-1

AYES: White, Dimitrijevic, Rice, West and Mayo (Chair) - 5

NOES: Clark - 1

EXCUSED: Johnson

MOTION BY: (WEST) Approve the revised project development plan, as amended, for the 2.13-acre Block 26 (aka Block 1E) in the Park East Corridor, located between North Jefferson, North Milwaukee and East Lyon Streets and East Ogden Avenue in the City of Milwaukee, east of the Milwaukee River. (Vote 5-1)

AYES: White, Dimitrijevic, Rice, West and Mayo (Chair) - 5

NOES: Clark - 1

EXCUSED: Johnson

SCHEDULED ITEMS (CONTINUED):

6. 06-14 From Director, Economic and Community Development, recommending a three (3)
(a)(i) month extension to the option to purchase for Block 2E in the Park East Corridor,
located between North Milwaukee and North Broadway and East Lyon Streets and
East Ogden Avenue in the City of Milwaukee, east of the Milwaukee River.
(Tape 23A-#463)

APPEARANCE:

Craig Dillmann, Manager, Real Estate Services

Mr. Dillmann reviewed the subject report.

MOTION BY: (DIMITRIJEVIC) Approve to extend the existing option to purchase currently expiring October 31, 2006 until January 31, 2007, subject to RSC paying an additional nonrefundable option extension fee of \$25,000.

AYES: White, Dimitrijevic, Rice, West and Mayo (Chair) - 5

NOES: Clark - 1

EXCUSED: Johnson

7. 06-381 From President, Real Estate Recycling, requesting a proposal for property at 116th and
Morgan with neighboring sites in a cooperative effort by the City of Greenfield, West
Allis and Milwaukee County to clean up the pollution and develop a significant new
tax base. **(INFORMATIONAL ONLY, UNLESS OTHERWISE DIRECTED BY THE
COMMITTEE) (Also to Committee on Parks, Energy and Environment)**
(Tape #23A-#483)

Supervisor Clark in the Chair.

APPEARANCES:

Craig Dillmann, Real Estate Director

Jeff Hall, President, Real Estate Recycling

Mr. Hall provided a brief presentation (a copy of which is contained in the subject file).

Questions and comments ensued.

The Committee took no action on this informational report.

SCHEDULED ITEMS (CONTINUED):

STAFF PRESENT:

Glenn Bultman, County Board Legislative Research Analyst

Robert Dennik, Director, Economic and Community Development Division

Craig Dillmann, Real Estate Manager

Gary Bottoni, Housing and Development Program Coordinator

This meeting was recorded on tape. Committee files contain copies of communications, reports and resolutions, which may be reviewed upon request to the Chief Committee Clerk. The official copy of these minutes is available in the County Board Committee Services Division.

Length of Meeting: 8:30 a.m. to 12:50 p.m.

Adjourned,

Linda K. Durham

Linda K. Durham, Committee Clerk

Committee on Economic and Community Development

<p><i>ADA accommodation requests should be filed with the Milwaukee County Office for Persons with Disabilities, 278-3932 (voice) or 278-3937 (TTD), upon receipt of this notice.</i></p>
